



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

SB0135

Introduced 1/31/2007, by Sen. John J. Cullerton

SYNOPSIS AS INTRODUCED:

20 ILCS 655/4

from Ch. 67 1/2, par. 604

20 ILCS 3105/10.04

from Ch. 127, par. 780.04

Amends the Illinois Enterprise Zone Act. Provides that a private development is qualified to become and is an enterprise zone and eligible for all the benefits of an enterprise zone if it (i) achieves certification using nationally recognized and accepted green building and sensible growth guidelines, standards, or systems, and (ii) is selected through a request for proposals by the Capital Development Board. Amends the Capital Development Board Act. Provides that the Capital Development Board shall issue a request for proposals by December 31, 2008 to select 3 model private developments that are designated by specified organizations as achieving certification using nationally recognized and accepted green building and sensible growth guidelines on a neighborhood scale. Provides that the model projects shall be designated as such to receive the benefits attained through Illinois Enterprise Zones for a period of 5 years.

LRB095 05132 CMK 25203 b

1 AN ACT concerning State government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Illinois Enterprise Zone Act is amended by
5 changing Section 4 as follows:

6 (20 ILCS 655/4) (from Ch. 67 1/2, par. 604)

7 Sec. 4. Qualifications for Enterprise Zones. (1) An area is
8 qualified to become an enterprise zone which:

9 (a) is a contiguous area, provided that a zone area may
10 exclude wholly surrounded territory within its boundaries;

11 (b) comprises a minimum of one-half square mile and not
12 more than 12 square miles, or 15 square miles if the zone is
13 located within the jurisdiction of 4 or more counties or
14 municipalities, in total area, exclusive of lakes and
15 waterways; however, in such cases where the enterprise zone is
16 a joint effort of three or more units of government, or two or
17 more units of government if situated in a township which is
18 divided by a municipality of 1,000,000 or more inhabitants, and
19 where the certification has been in effect at least one year,
20 the total area shall comprise a minimum of one-half square mile
21 and not more than thirteen square miles in total area exclusive
22 of lakes and waterways;

23 (c) is a depressed area;

1 (d) satisfies any additional criteria established by
2 regulation of the Department consistent with the purposes of
3 this Act; and

4 (e) is (1) entirely within a municipality or (2) entirely
5 within the unincorporated areas of a county, except where
6 reasonable need is established for such zone to cover portions
7 of more than one municipality or county or (3) both comprises
8 (i) all or part of a municipality and (ii) an unincorporated
9 area of a county.

10 (2) Any criteria established by the Department or by law
11 which utilize the rate of unemployment for a particular area
12 shall provide that all persons who are not presently employed
13 and have exhausted all unemployment benefits shall be
14 considered unemployed, whether or not such persons are actively
15 seeking employment.

16 (3) Notwithstanding any other provision of this Act, a
17 private development is qualified to become and is an enterprise
18 zone and eligible for all the benefits of an enterprise zone if
19 it (i) achieves certification using nationally recognized and
20 accepted green building and sensible growth guidelines,
21 standards, or systems and (ii) is selected through a request
22 for proposals by the Capital Development Board under Section
23 10.04 of the Capital Development Board Act.

24 (Source: P.A. 86-803.)

25 Section 10. The Capital Development Board Act is amended by

1 changing Section 10.04 as follows:

2 (20 ILCS 3105/10.04) (from Ch. 127, par. 780.04)

3 Sec. 10.04. Construction and repair of buildings; green
4 building.

5 (a) To construct and repair, or contract for and supervise
6 the construction and repair of, buildings under the control of
7 or for the use of any State agency, as authorized by the
8 General Assembly. To the maximum extent feasible, any
9 construction or repair work shall utilize the best available
10 technologies for minimizing building energy costs as
11 determined through consultation with the Department of
12 Commerce and Economic Opportunity.

13 (b) On and after the effective date of this amendatory Act
14 of the 94th General Assembly, the Board shall initiate a series
15 of training workshops across the State to increase awareness
16 and understanding of green building techniques and green
17 building rating systems. The workshops shall be designed for
18 relevant State agency staff, construction industry personnel,
19 and other interested parties.

20 The Board shall identify no less than 3 construction
21 projects to serve as case studies for achieving certification
22 using nationally recognized and accepted green building
23 guidelines, standards, or systems approved by the State.
24 Consideration shall be given for a variety of representative
25 building types in different geographic regions of the State to

1 provide additional information and data related to the green
2 building design and construction process. The Board shall
3 report its findings to the General Assembly following the
4 completion of the case study projects and in no case later than
5 December 31, 2008.

6 The Board shall establish a Green Building Advisory
7 Committee to assist the Board in determining guidelines for
8 which State construction and major renovation projects should
9 be developed to green building standards. The guidelines should
10 take into account the size and type of buildings, financing
11 considerations, and other appropriate criteria. The guidelines
12 must take effect within 3 years after the effective date of
13 this amendatory Act of the 94th General Assembly and are
14 subject to Board approval or adoption. In addition to using a
15 green building rating system in the building design process,
16 the Committee shall consider the feasibility of requiring
17 certain State construction projects to be certified using a
18 green building rating system.

19 This subsection (b) of this Section is repealed on January
20 1, 2009.

21 The Board shall issue a request for proposals by December
22 31, 2008 to select 3 model private developments that are
23 designated by the U.S. Green Buildings Council, the Congress
24 for the New Urbanism, and the National Resources Defense
25 Council as achieving certification using nationally recognized
26 and accepted green building and sensible growth guidelines,

1 standards, or systems on a neighborhood scale. The model
2 projects shall be designated as such to receive the benefits
3 attained through Illinois Enterprise Zone Act for a period of 5
4 years.

5 (Source: P.A. 94-573, eff. 1-1-06.)